

ACCESSORY STRUCTURE
(TITLE 30)

HELENA AVE/KEVIN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0316-BALICOM TRUST & COMSTOCK KENNETH KYLE & AMBER SAMANTHA TRS:

USE PERMITS for the following: **1)** allow an accessory building to exceed one-half the footprint of the principal dwelling; **2)** allow an accessory structure not architecturally compatible with the principal building; and **3)** waive design standards for an accessory structure on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Helena Avenue and the east side of Kevin Way within Lone Mountain. RM/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

138-05-302-023

USE PERMITS:

1. Increase the area of a proposed accessory building (detached garage) to 4,000 square feet where an accessory building with a maximum area of 2,400 square feet (one-half the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 67% increase).
2. Allow an accessory structure (metal building) not architecturally compatible with the principal building where required per Table 30.44-1.
3. Allow non-decorative vertical metal siding for an accessory structure (metal building) where not permitted per Table 30.56-2A.

LAND USE PLAN:

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4280 Kevin Way
- Site Acreage: 1.1
- Project Type: Accessory structure (detached garage)
- Number of Stories: 1
- Building Height (feet): Up to 18
- Square Feet: 4,000

Site Plans

The plans depict a proposed 4,800 square foot single family residence located on the southeast corner of Kevin Way and Helena Avenue. Access to the property is proposed from 2 gated entries off of Helena Avenue. The proposed principal residence is shown facing Kevin Way and located on the western half of the property. The applicant is proposing to install a metal accessory structure (detached garage) in the eastern portion of the site, 5 feet from the east property line.

Landscaping

Landscaping is not required or part of this application.

Elevations

The plans depict a single story accessory structure (detached garage) that is 18 feet in height, 80 feet in length and 50 feet in width. The total square footage is 4,000 square feet. The proposed accessory structure (detached garage) will be constructed of metal siding. Three roll-up garage doors are located on the north face of the building with 2 pedestrian doors located on the west face of the building.

Floor Plans

According to the applicant, the accessory structure (detached garage) will have an open floor plan, with 1 interior wall dividing the space into 2 sections, the larger side will be used for storage of vehicles, motor home, and a boat.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states that this proposed accessory structure (detached garage) is needed to store a boat and trailers, as well as a recreational vehicle. The proposed location was chosen because all setbacks are being met and the structure will be painted to match the existing house.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0391	Vacated and abandoned patent easements	Approved by PC	November 2020
ZC-0296-01	Reclassified to create the RNP-I designation	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood Preservation (up 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff reviews use permit requests to ensure compatibility with existing and planned development in the area. The accessory structure is proposed to be placed on a 1 acre parcel and the design of the accessory structure incorporates proper building placement on the site with all required setbacks being met. The request complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses. This property is located in a large lot RNP area in Lone Mountain where large accessory buildings have previously been approved; therefore, staff can support this application.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: KENNETH COMSTOCK

CONTACT: KENNETH COMSTOCK, 11021 RUSTY RAY DR, LAS VEGAS, NV 89135